



This beautifully modernised and extended semi detached home offers stylish, spacious and well appointed accommodation with doorstep convenience to the vibrant Lisburn Road. With its contemporary finishes this property is perfectly suited to families, professionals or downsizers looking for convenience and quality.

On entering the home there is a bright, spacious reception hall with ground floor wc, to the front of the property the living room boasts oak flooring and a feature multi-fuel burner. The heart of the home lies in a stunning open plan kitchen, living dining space designed for family life. The kitchen has quartz stone worktops, an island with a breakfast bar and integrated appliances. The living and dining areas have double doors opening onto the south facing rear garden. On the first floor there are three good sized bedrooms and luxurious bathroom with white suite. Additional benefits include gas fired central heating and full double glazing. Externally there is a Tobermore paved driveway with parking for two vehicles, detached garage and a private south facing rear garden enjoying the afternoon and evening sunshine, perfect for entertaining.

This home offers both lifestyle location with immediate access to many amenities on the Lisburn Road including boutique shops, restaurants, cafes, public transport and top performing schools as well as nearby hospitals and academic institutions.

Offers Over
£459,950

9 Osborne Drive,
BELFAST,
BT9 6LG

Viewing by
appointment
through agent
028 9066 3030



- Beautifully presented semi detached home
- Excellent location within walking distance of the Lisburn Road
- Spacious hallway with engineered oak flooring, cloakroom & ground floor wc
- Living room with oak flooring & multi-fuel burner with natural slate hearth
- Contemporary modern fully fitted kitchen with quartz stone worktops, breakfast island, opening to ample living & dining space
- Living & dining area with double doors to rear garden
- 3 good sized bedrooms, principal bedroom with range of built-in wall-to-wall wardrobes
- Modern bathroom with white suite & Cozy Toes programmed underfloor heating
- Gas fired central heating
- Fully double glazed windows
- Driveway with off street parking for 2 cars leading to detached garage
- Private, south facing rear garden ideal for outdoor entertaining
- Extremely convenient location to a host of amenities in the surrounding area including shops, restaurants, public transport, leading schools, academic institutions & hospitals

The Property Comprises:

Ground Floor

Composite front door with glazed inset to . . .

RECEPTION PORCH: Oak wooden floor. Entrance to . . .

RECEPTION HALL: Oak wooden floor, understairs storage.



DOWNSTAIRS W.C.: White suite comprising low flush wc, extractor fan, oak wooden floor, vanity unit with chrome mixer tap and tiled splashback, built-in storage cupboard with shelving.

LIVING ROOM: 13' 5" x 13' 3" (4.09m x 4.04m) Oak wooden floor, cast iron wood burning stove with tiled recess and slate hearth, built-in shelving, cornice ceiling.



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KITCHEN: 21' 0" x 19' 5" (6.4m x 5.92m) (at widest points). Contemporary, modern kitchen with excellent range of low level units, granite worktops, four ring ceramic Bosh induction hob with granite splashback, Bosh extractor hood, part tiled walls, built-in high level double oven, integrated fridge and freezer, breakfast island with granite worktop, stainless steel 1.5 bowl sink unit with mixer tap, oak wooden floor, integrated dishwasher, picture window. Built-in utility cupboard plumbed for washing machine. Open to ample dining and family living space with oak wooden floor, low voltage spotlights, three electric Velux windows, uPVC double glazed French doors to rear garden.

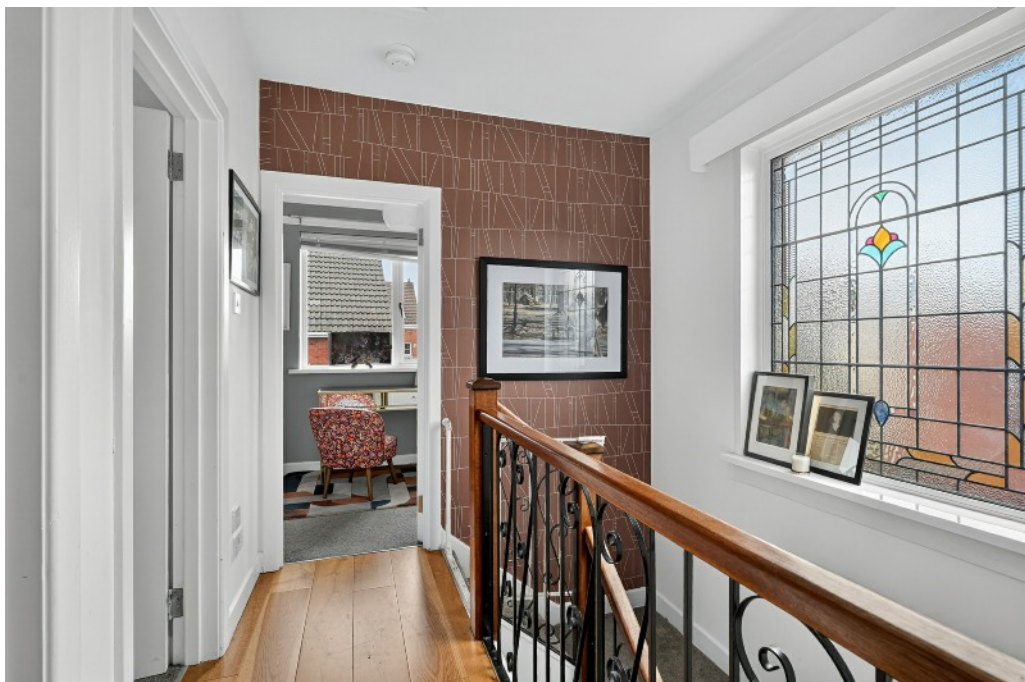


CLOAKROOM: Excellent storage.



First Floor

LANDING: Feature stained glass window, access to roofspace with gas boiler, oak wooden floor.



PRINCIPAL BEDROOM: 13' 7" x 13' 4" (4.14m x 4.06m) (at widest points, into square bay).
Cornice ceiling, extensive range of built-in mirror fronted wardrobes.



BEDROOM (2): 11' 9" x 10' 7" (3.58m x 3.23m)



BEDROOM (3): 12' 3" x 6' 6" (3.73m x 1.98m) Cornice ceiling.



BATHROOM: White suite comprising low flush wc, tiled bath with chrome mixer tap, vanity unit with chrome mixer tap and built-in cabinet below, built-in shower cubicle with chrome overhead shower unit and additional shower attachment, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, chrome heated towel rail.



Outside

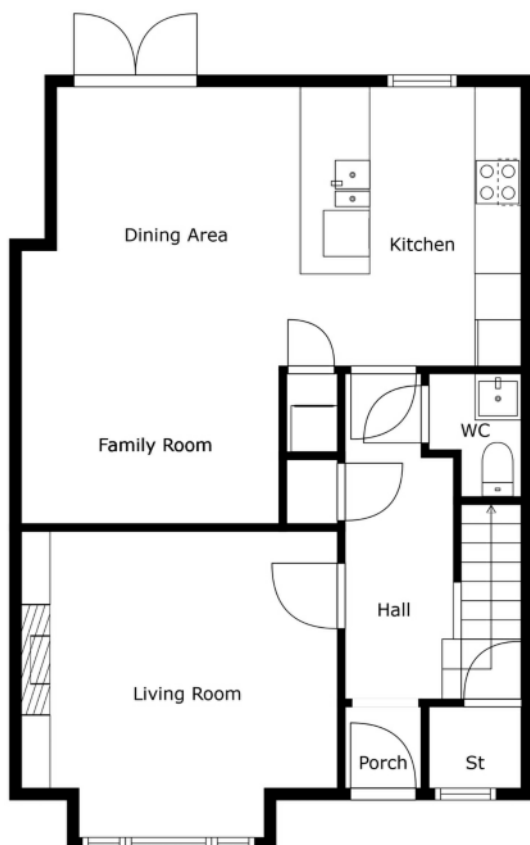
Enclosed south facing rear garden with excellent degree of privacy, extensive paved patio area ideal for barbecuing and outdoor entertaining, boundary hedging, mature shrubs, water tap, covered storage area, uPVC fascias and soffit boards. Front driveway with off street parking leading to . . .

DETACHED GARAGE: 19' 0" x 8' 3" (5.79m x 2.51m) Up and over door, light and power.

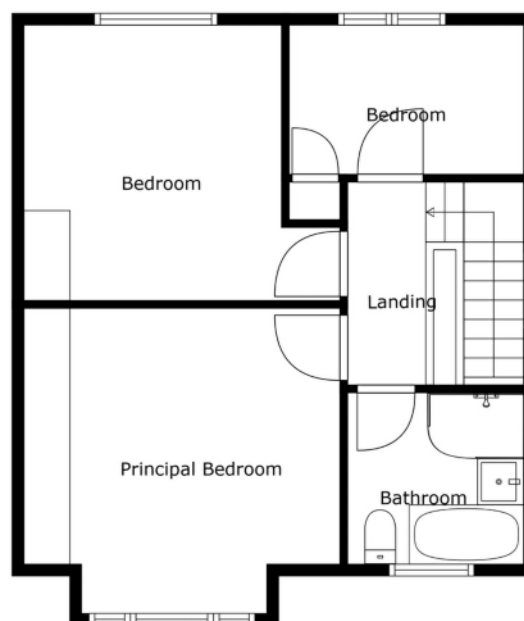


Location:

Heading out of Belfast on Lisburn Road, continue past Cranmore Park and Osborne Drive is 3rd turning on left after the old Bank of Ireland.



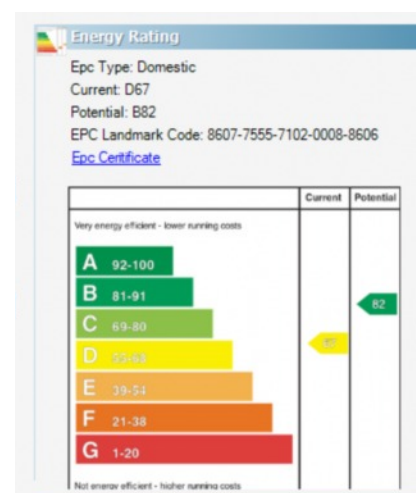
Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

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